

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **King County Consortium**

State: **WA**

PJ's Total HOME Allocation Received: **\$63,336,202**

PJ's Size Grouping*: **A**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:				PJs in State:	15		
% of Funds Committed	97.41 %	97.72 %	4	95.51 %	78	72	
% of Funds Disbursed	93.84 %	92.88 %	5	87.58 %	86	81	
Leveraging Ratio for Rental Activities	7.56	7.11	1	4.86	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	95.79 %	94.18 %	7	82.17 %	73	52	
% of Completed CHDO Disbursements to All CHDO Reservations***	70.39 %	80.66 %	11	71.17 %	46	40	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	91.32 %	93.10 %	9	81.54 %	86	73	
% of 0-30% AMI Renters to All Renters***	58.74 %	63.34 %	9	45.68 %	86	75	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.92 %	1	96.19 %	100	100	
Overall Ranking:			In State:	9 / 15	Nationally:	92 85	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$21,176	\$26,454		\$27,510	1,854 Units	71.70 %	
Homebuyer Unit	\$20,763	\$20,065		\$15,239	206 Units	8.00 %	
Homeowner-Rehab Unit	\$12,419	\$20,711		\$20,932	525 Units	20.30 %	
TBRA Unit	\$0	\$1,840		\$3,121	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): King County Consortium WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:

State:*

National:**

Rental

Homebuyer

Homeowner

\$118,288

\$117,269

\$98,643

\$150,041

\$120,876

\$77,150

\$13,861

\$26,577

\$23,791

CHDO Operating Expenses:
(% of allocation)

PJ:

National Avg:

0.3 %

1.2 %

R.S. Means Cost Index: 1.02

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	57.9	65.5	83.4	0.0
Black/African American:	15.6	13.1	5.7	0.0
Asian:	5.8	15.5	1.1	0.0
American Indian/Alaska Native:	1.0	1.0	1.5	0.0
Native Hawaiian/Pacific Islander:	0.3	0.0	0.6	0.0
American Indian/Alaska Native and White:	0.1	0.5	0.0	0.0
Asian and White:	0.2	0.0	0.2	0.0
Black/African American and White:	0.2	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.1	0.0	0.0	0.0
Other Multi Racial:	1.2	0.5	0.6	0.0
Asian/Pacific Islander:	1.9	0.0	2.1	0.0

ETHNICITY:

Hispanic	15.7	3.9	4.8	0.0
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HOUSEHOLD SIZE:

1 Person:	36.2	28.2	34.1	0.0
2 Persons:	25.0	18.4	24.4	0.0
3 Persons:	17.2	21.8	11.2	0.0
4 Persons:	12.2	16.5	13.0	0.0
5 Persons:	5.8	8.7	10.3	0.0
6 Persons:	2.3	2.9	3.4	0.0
7 Persons:	0.9	1.9	2.1	0.0
8 or more Persons:	0.4	1.5	1.5	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	20.7	28.2	16.0	0.0
Elderly:	20.3	4.4	34.7	0.0
Related/Single Parent:	32.7	33.5	21.5	0.0
Related/Two Parent:	19.7	30.1	24.6	0.0
Other:	6.3	3.9	1.5	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	23.1	0.0 [#]
HOME TBRA:	0.0	
Other:	4.3	
No Assistance:	72.7	

of Section 504 Compliant Units / Completed Units Since 2001 14

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): King County Consortium

State: WA

Group Rank: 92
 (Percentile)

State Rank: 9 / 15 PJs

Overall Rank: 85
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	95.79	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	70.39	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	91.32	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	0.92	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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